18494

THIS INDENTURE between

Gregory H. Howard and Mary Lyn Howard, husband and wife

hereinafter called the first party, and Klamath First Federal Savings and Loan Association hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinalter named, in book M-80 at page 16714 thereof or as file/reel number (state which), reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$37,180.91. same being now in default and said mortgage or trust deed being now subject to immediate foreclosure, and whereas the first party, being unable to pay the same, has requested the second party to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request;

ESTOPPEL DEED

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party, his heirs, successors Oregon ... , to-wit:

A tract of land situated in the S 1/2 N 1/2 NW 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said S1/2N1/2NW 1/4NE 1/4 (hereinafter referred to as parcel) thence1st, Easterly, along the South line of said parcel 320.4 feet to a point; thence 2nd, Northerly, parallel to the West line of said parcel, 150 feet to a point; thence 3rd, Westerly, parallel to the South line of said parcel, 320.4 feet to the West line thereof; thence 4th, Southerly, along said West line, 150 feet to the point of beginning.

EXCEPTING THEREFROM the County Road 30 feet in width along the West line of said tract.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain-(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS  GRANTEE'S NAME AND ADDRESS  After recording return to:  Klamath First Federal Savings	STATE OF OREGON,  Ss.  County of  I certify that the within instrument was received for record on the day of 19 , 19 , at 0'clock M, and recorded in book on page or as tite/reel number.  Record of Deeds of said county.
540 Main Street Klamath Falls, OR 97601 Attn: Gerry Br	Witness and to the
Until a change is requested all tax statements shall be sent to the following address.	Recording Officer  By
NAME, ADDRESS, ZIP	

1803	18012
And the first party, for nimes and its little to party, his heirs, successors and assigns, that the first pacter of incumbrances except said mortgage or trust decided to the company of t	d second party, his heirs, successors and dosignation of legal representatives, does covenant to and with the second arty is lawfully seized in fee simple of said property, free and ed and further except
against the lawful claims and definites of the period this deed is intended as a conveyance, absolute in leg-second party and all redemption rights which the fit or security of any kind; that possession of said premise that in executing this deed the first party is not acting any duress, undue influence, or misrepresentation by attorneys; that this deed is not given as a preference and partnership or corporation, other the	he above granted premises, and every part and parcel that whomsoever, other than the liens above expressly excepted; that whomsoever, other than the liens above expressly excepted; that all effect as well as in form, of the title to said premises to the effect may have therein, and not as a mortgage, trust deed see hereby is surrendered and delivered to said second party; ag under any misapprehension as to the effect thereof or under the second party, or second party's representatives, agents or over other creditors of the first party and that at this time there an the second party, interested in said premises directly or in-
The true and actual consideration paid for the However, the actual consideration consists of or in part of the consideration (indicate which). In construing this instrument, it is understood may be more than one person; that if the context so plural; that the singular pronoun means and include that, generally, all grammatical changes shall be me equally to corporations and to individuals.  IN WITNESS WHEREOF, the first party apporation, it has caused its corporate name to be a sauthorized thereunto by order of its Board of Direct Dated November 19	d and agreed that the first party as well as the second party requires, the singular shall be taken to mean and include the des the plural, the masculine, the feminine and the neuter and tade, assumed and implied to make the provisions hereof apply above named has executed this instrument; if first party is a cortigned hereto and its corporate seal affixed by its officers duly store.
[If executed by a corporation, affix corporate seal]	
California STATE OF bke&&d. }ss.	STATE OF OREGON, County of
November , 19 82.  Personally appeared the above named. Gregory  H. Howard and Mary Lyn Howard,  Wife wile husband & and acknowledged the toregoing instru- ment to be their voluntary act and deed.  Before me:	Personally appeared
(OFFICIAL (Punc)	Belote me:
Notary Public for MXXXX California	(OFFICIA SEAL)
My commission expires:	Wolfary Fubile to: Gregori
Oct 22 1985	My commission expires:

NOTE-T	he sentence between the symbols
	OFFICIAL STAL
lans of	ANNA E. LEWIS
122	SONOMA COUNTY
	- Frances Dat 22 1985
THE PROPERTY OF	Commission Expires Del. 22, 1500

STATE OF OREGON; COUNTY OF KLAMATH; ss I hereby certify that the within instrument was received and filed for record on the <a href="https://linear.com/linear.c

EVELYN BIEHN COUNTY CLERK Deputy 8.00 FEE \$